

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Final Plat No. 02036  
Edenton North 11<sup>th</sup> Addition

**DATE:** December 19, 2002

**SCHEDULED PLANNING COMMISSION MEETING:**

**DATE:** January 8, 2003

**PROPOSAL:** A final plat consisting of 31 lots and 3 outlots.

**LAND AREA:** 50.86 acres, more or less.

**CONCLUSION:** Final plat is in conformance with the preliminary plat.

<b><u>RECOMMENDATION:</u></b>
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Approval
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 109 IT, Lot 5, Block 1, Hartland Homes East 3<sup>rd</sup> Addition, Outlot A-C, Hartland Homes East 3<sup>rd</sup> Addition and Outlot D, Edenton N. 3<sup>rd</sup> Addition, located in the Section 10 T9N, R7E located in Lincoln, Lancaster County, Nebraska.

**LOCATION:** Generally located at S. 75<sup>th</sup> Street and Glynoaks Drive

**APPLICANT:** Lincoln Land and Mortgage Company  
Gerald Maddox  
1101 N Street  
(402)474-1400

**OWNER:** Same

**CONTACT:** Paula Dicero  
Engineering Design Consultants  
630 N. Cotner Boulevard, Suite 105  
(402)464-4011

**EXISTING ZONING:** R-3, Residential

**EXISTING LAND USE:** Undeveloped

**SURROUNDING LAND USE AND ZONING:**

North:	Antelope Creek and The Preserve CUP	R-3, Residential
South:	Residential, elementary school	R-3
East:	Antelope Creek and vacant	R-3
West:	Residential	R-3

**HISTORY:** On May 13, 2002 City Council approved Edenton N. 6<sup>th</sup> Addition Preliminary Plat.

**TRAFFIC ANALYSIS:** All street in the plat are classified as local streets in the Comprehensive Plan.

**ANALYSIS:**

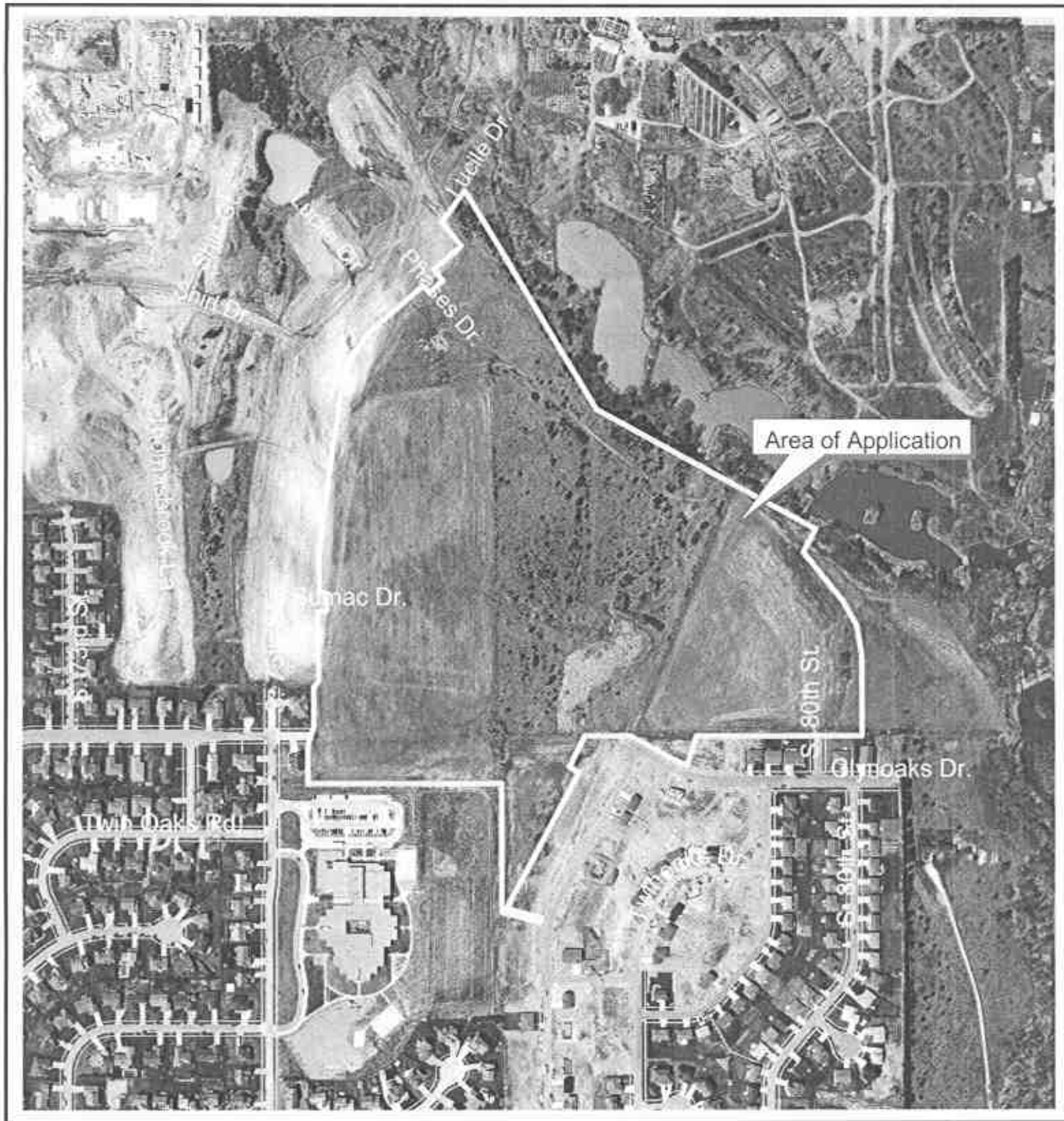
1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Escrow of Security Funds have been accepted for the completion of sidewalks, street names signs, survey monuments, street trees, temporary turnarounds and ornamental lighting.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

Becky Horner  
Planner

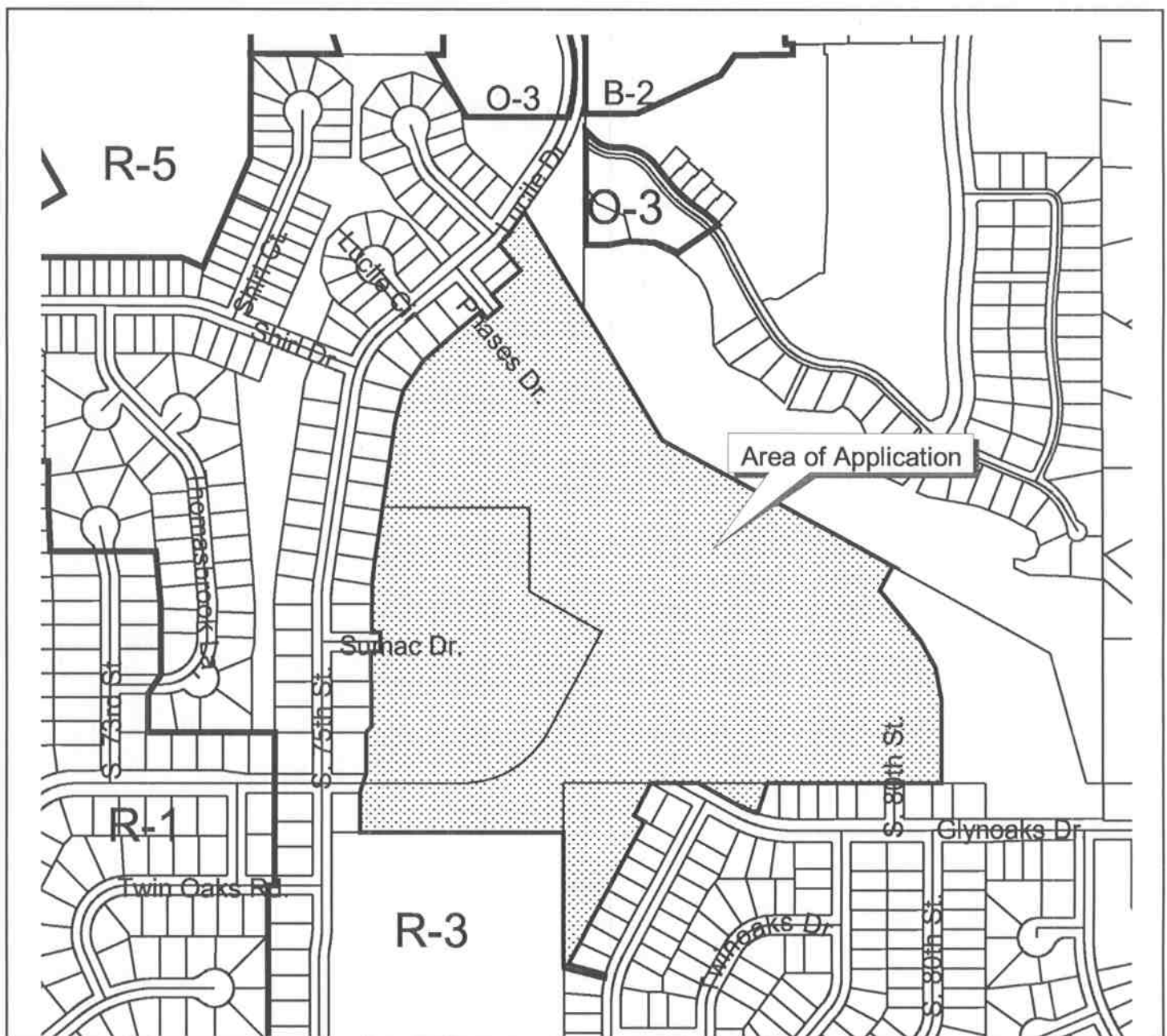
attachments: Information from the applicant.  
Technical information.

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**Final Plat #02036**  
**Edenton North 11th Add.**  
**S. 75th & Glynoaks Dr.**



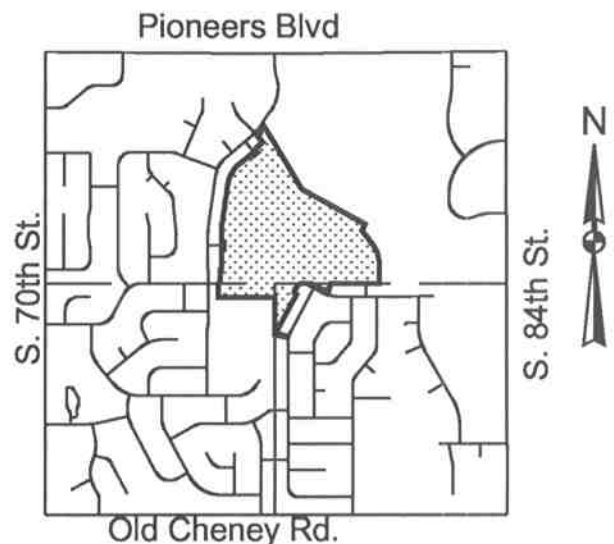
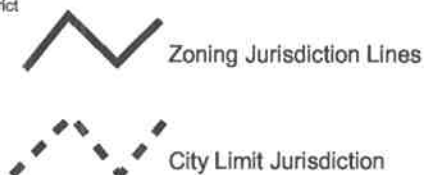


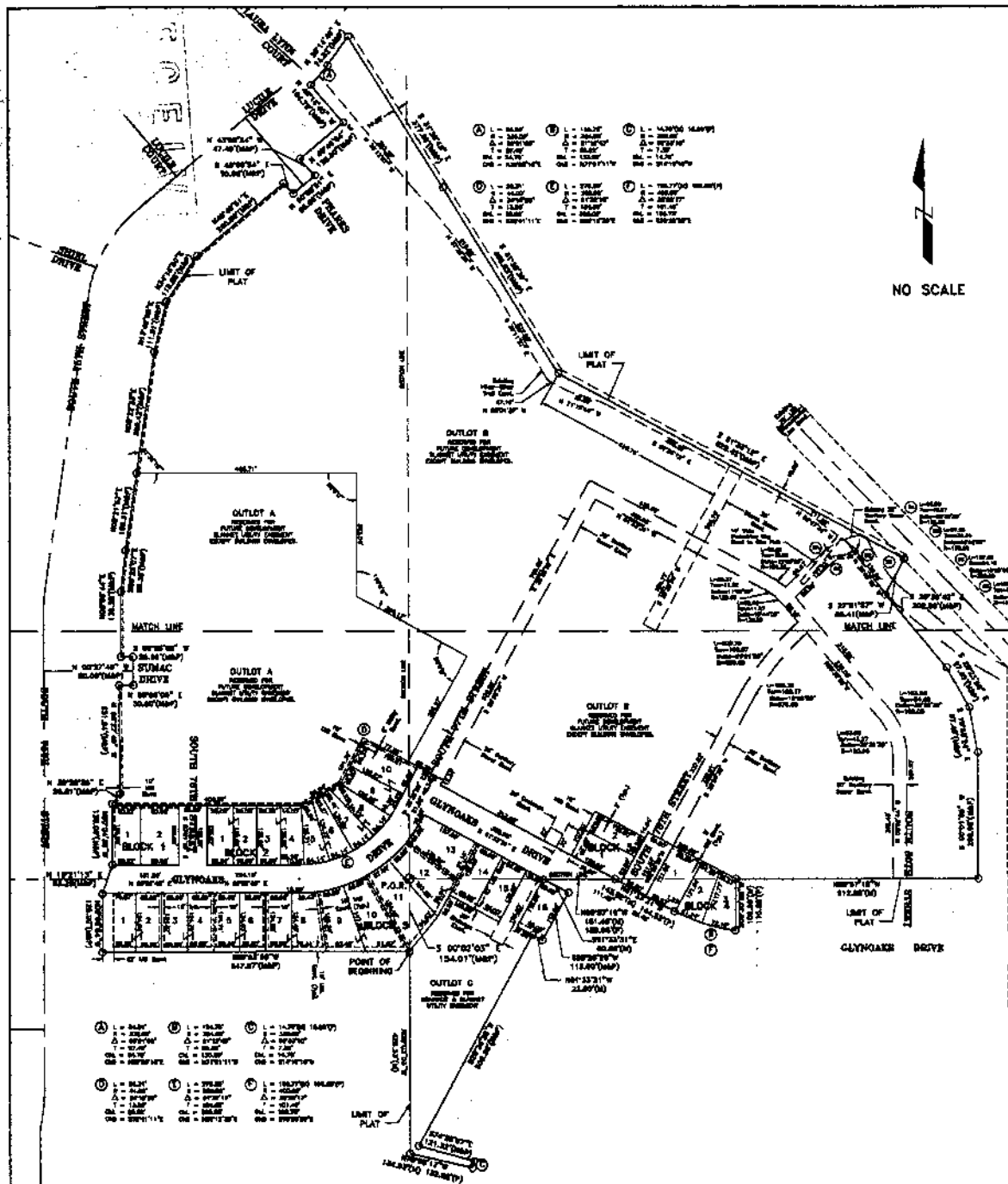
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**Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
 Sec. 10 T9N R7E





# EDENTON NORTH 11TH ADDITION

FINAL PLAT  
BASED ON EDENTON NORTH 6TH ADDITION  
PRELIMINARY PLAT #01019

## INDEX OF SHEETS

- SHEET 1 - COVER SHEET
- SHEET 2 - FINAL PLAT AND LOT AREA TABLE
- SHEET 3 - FINAL PLAT
- SHEET 4 - LIEN HOLDER CONSENT AND  
SUBORDINATION AND  
ACKNOWLEDGMENTS  
SURVEYORS CERTIFICATE,  
PLANNING COMMISSION APPROVAL,  
DEDICATION AND ACKNOWLEDGMENTS